

**14/40 Philip Hodgins Street, Wright, ACT 2611**



**Apartment For Sale**

Tuesday, 28 November 2023

14/40 Philip Hodgins Street, Wright, ACT 2611

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 113 m2**

**Type: Apartment**



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**\$589,000+**

Located within the 'Observatory Living' complex, Unit 14 offers an inviting ground-floor residence. This impeccably maintained apartment presents two spacious bedrooms alongside a sprawling living area that seamlessly extends to a sizeable balcony, perfect for alfresco dining and relaxation. Bathed in natural light and surrounded by lush greenery, this residence appeals to first-time buyers, young families, investors, and downsizers alike. The kitchen, featuring abundant storage, an expansive pantry and elegant stone countertops - a rarity in apartment living. Storage is abundant throughout the home, a notable asset seldom found elsewhere. Both bedrooms are equipped with built-in wardrobes, while the master suite impresses with a walk-through robe leading to a modern ensuite and private balcony access. Accompanied by a large main bathroom, with floor to ceiling tiles in addition to a separate laundry room. Nestled in the vibrant community of Wright, this residence promises an active lifestyle. Its proximity to the city and accessibility to Stromlo Forest Park, renowned for mountain biking, Stromlo Leisure Centre, Holdens Lake, and Molonglo River Park, caters to outdoor enthusiasts. Nearby educational facilities like Charles Weston Primary School, a new high school in North Wright, and an upcoming primary school in Denman Prospect ensure convenience for families. Shopping needs are met with the new Woolworths at Koko Development, just moments from your doorstep with Denman shops, Cooleman Court in close vicinity. For those seeking city proximity without sacrificing a rural ambiance, this inviting home, offered with vacant possession, eagerly awaits its new occupants.\* Master bedroom including a walk-through robe and ensuite\* Generous main bathroom, large shower\* Large separate laundry\* Open-plan living, dining and kitchen\* Kitchen boasting ample storage and quality appliances, AEG dishwasher, oven and cooktop\* High quality honeycomb blinds throughout\* Newly installed fans to both bedrooms and living\* Generous 35 sqm courtyard, enclosed by cat netting\* 2 Mitsubishi split systems in the apartment\* Hybrid wooden plank flooring throughout the home\* 2 car accommodation\* 2 separate basement lock-up storage cages, with separate doors.\* NBN cabled.\* Ample onsite visitor parking Living: 113sqm Courtyard: 35sqm Strata: \$1,813pq (approx.) Rates: \$1,679pa (approx.) Land Tax: \$2,010pa (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.